



GRASSROOTS

REALTY GROUP

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**39 Bears paw Ridge Crescent
Rural Rocky View County, Alberta**

MLS # A2318444



\$1,895,000

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	5 Level Split, Acreage with Residence		
Size:	3,628 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	2.05 Acres		
Lot Feat:	Backs on to Park/Green Space, Irregular Lot, Many Trees, Wetlands		

Heating:	Central, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Linoleum, Stone	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	29-25-2-W5
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Central Vacuum, High Ceilings, Wet Bar		

Inclusions: Jacuzzi (As Is- Where Is), Wall Oven, Disc Golf Baskets, Shuffleboard, Pool Table, Exterior Furniture

Welcome to 39 Bears paw Ridge Crescent, one of Bears paw's most iconic original-owner estate homes, offered to the market for the very first time. Set on 2 beautifully treed acres directly across from Bears paw Golf Course, within walking distance to local amenities and just 20 minutes from downtown Calgary, this remarkable property offers over 4300 sq. ft. of developed living space and an extraordinary opportunity to reimagine a true acreage classic. Built in 1987 as the ultimate family gathering place, this distinctive 5-level split was designed for entertaining on a grand scale. The grand foyer creates an unforgettable first impression with rare vein-cut travertine flooring, a soaring two-storey entry, dramatic curved oak staircase, and elegant brass chandelier. At the heart of the home, the impressive great room features vaulted ceilings, expansive windows, custom built-in library shelving, and a striking marble-surround fireplace, all framed by peaceful forest views. The kitchen is complemented by a bright bay-window breakfast nook overlooking the natural landscape and expansive rear deck, while a formal dining room provides the ideal setting for hosting family and friends. The spacious primary retreat offers vaulted ceilings, serene treed views, a walk-in closet, and a 5-piece ensuite with stone countertops. Two additional upper-level bedrooms enjoy beautiful forest outlooks and share a well-appointed bathroom, creating a private retreat-like atmosphere throughout. Designed with entertaining in mind, the home offers an exceptional collection of additional gathering spaces. A warm family room with wood-burning fireplace and wet bar is perfect for movie nights, while the sun-filled solarium showcases a memorable indoor jacuzzi surrounded by lush greenery and a second wet bar leading out to the large rear patio. The dedicated games room features a pool table,

shuffleboard, dart area, and access to an upper balcony for seamless indoor-outdoor entertaining. The walkout lower level expands the lifestyle experience with a second recreation room, full leather-clad bar, laundry facilities, powder room, utility space, cold storage, and direct garage access. Outside, the property has been transformed into a private recreational retreat. Highlights include a custom 18-hole frisbee golf course, firepit gathering area with handcrafted log seating, covered wood storage, charming playhouse, and a large powered outbuilding, 304sqft, ideal for storage or workshop use. An attached double garage provides space for vehicles, tools, and recreational equipment with extra gravel parking for your RV. Situated on one of Bears Paw's most sought-after and quiet streets, surrounded by mature trees and a strong sense of community, this is a rare opportunity to own a home unlike any other. Whether you choose to restore its architectural character, embrace its nostalgic charm, or transform it into a modern luxury showpiece, this exceptional estate is ready for its next remarkable chapter.